

061.A

0008

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

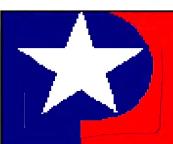
258,000 / 258,000

USE VALUE:

258,000 / 258,000

ASSESSED:

258,000 / 258,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		COLONIAL VILLAGE DR, ARLINGTON

**OWNERSHIP**

Unit #: H4

Owner 1: NADJARIAN VATCHE

Owner 2:

Owner 3:

Street 1: 8 COLONIAL VILLAGE DR

Street 2: UNIT 4

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: MUCKENHOUP BENJAMIN &amp; MARY K -

Owner 2: -

Street 1: 19 WHIPPLE RD

Twn/City: LEXINGTON

St/Prov: MA	Cntry:	
Postal: 02420	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	258,000			258,000		127767
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT								Parcel ID	061.A-0008-0004.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	258,000	0	.	.	258,000		Year end	12/23/2021		
2021	102	FV	254,400	0	.	.	254,400		Year End Roll	12/10/2020		
2020	102	FV	236,800	0	.	.	236,800	236,800	Year End Roll	12/18/2019		
2019	102	FV	216,500	0	.	.	216,500	216,500	Year End Roll	1/3/2019		
2018	102	FV	179,900	0	.	.	179,900	179,900	Year End Roll	12/20/2017		
2017	102	FV	139,500	0	.	.	139,500	139,500	Year End Roll	1/3/2017		
2016	102	FV	136,800	0	.	.	136,800	136,800	Year End	1/4/2016		
2015	102	FV	121,000	0	.	.	121,000	121,000	Year End Roll	12/11/2014		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MUCKENHOUP BEN	73380-243		9/30/2019		291,000	No	No			5410
SILLARI ALFRED,	69587-571		7/12/2017		285,000	No	No			
SILLARI ALFRED	41396-279		11/10/2003	Family		1	No	No		
HEALY ROBERTA	25811-450		11/13/1995		64,500	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/24/2003	1012	Redo Kit	14,500						10/11/2018	Mail Update	MM	Mary M
									2/14/2018	SQ Returned	EMK	Ellen K
									10/25/2017	Measured	DGM	D Mann
									6/27/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good			Building Number 8.												
Sty Ht: 1	- 1 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath:	Rating:															
Prime Wall: 7	- Brick			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1			# Units: 1								
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N	- NONE			Fpl: 0	Rating: Average			Other												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper												
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2												
Year Blt: 1962	Eff Yr Blt:				Location: F	- Front			Lvl 1											
Alt LUC:				Total Units:				Lower												
Jurisdct: G6				Floor:				Totals	RMs: 4	BRs: 2	Baths: 1	HB								
Const Mod:				% Own: 0.657700002				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Lump Sum Adj:				Name: 9 - 6021				Exterior:	No Unit	RMS	BRS	FL								
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	27.	%	Interior:	1	4	2	0									
Avg Ht/FL: STD				Functional:				Additions:												
Prim Int Wal: 2	- Plaster			Economic:				Kitchen: 2003												
Sec Int Wall:				Special:				Baths:												
Partition: T	- Typical			Override:				Plumbing:												
Prim Floors: 4	- Carpet			Total:	27.5	%	Electric:													
Sec Floors:				<b>CALC SUMMARY</b>				Heating:												
Bsmnt Flr:				Basic \$ / SQ: 325.00				General:												
Subfloor:				Size Adj.: 1.43750000				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Bsmnt Gar:				Const Adj.: 1.06049991				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Electric: 3	- Typical			Adj \$ / SQ: 495.452				GLA	Gross Liv Ar	640	495.450	317,089								
Insulation: 2	- Typical			Other Features: 38724																
Int vs Ext: S				Grade Factor: 1.00																
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000																
Heat Type: 3	- Forced H/W			NBHD Mod:																
# Heat Sys: 1				LUC Factor: 1.00																
% Heated: 100				Adj Total: 355813																
Solar HW: NO	Central Vac: NO			Depreciation: 97849																
% Com Wal	% Sprinkled			Deprecated Total: 257965																
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:														
Make:																				
Model:				Serial #:																
				Year:																
				Color:																
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 061.A-0008-0004.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value			
More: N																Total Yard Items:				
																Total Special Features:				
																Total:				